

1 BILL NO. R-86-02-05

2 DECLARATORY RESOLUTION NO. R-16-86

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 3925 Dalman Road, Fort Wayne, Indiana.
8 (Hagerman Construction Corporation,
9 Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Part of the Northeast Quarter of
16 Section 5, Township 29 North,
17 Range 12 East, Allen County, Indiana,
18 more particularly described as
19 follows:

20 Commencing at the Northeast corner
21 of the Northeast Quarter of Section 5,
22 Township 29 North, Range 12 East, Allen
23 County, Indiana; thence West along the
24 North line of the NE $\frac{1}{4}$ of Sec. 5-29-12,
25 a distance of 111.92 feet; thence South
26 with a deflection angle to the left of
27 89 degr. 47 min. a distance of 60.0
28 feet to the point of beginning, said
29 point being on the South right-of-way
30 line of Dalman Road; thence West with
31 a deflection angle to the right of 89
32 degr. 47 min. along said right-of-way
line and parallel to the North line
of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance
of 390.0 feet; thence South with a de-
flection angle to the left of 89 degr.
47 min. a distance of 390.0 feet; thence
East with a deflection angle to the left
of 90 degr. 13 min. and parallel to the
North line of the NE $\frac{1}{4}$ of Sec. 5-29-12
a distance of 390.0 feet; thence North
with a deflection angle to the left of
89 degr. 47 min. a distance of 390.0
feet to the point of beginning, con-
taining 3.49 acres;

33 said property more commonly known as 3925 Dalman Road, Fort Wayne,
34 Indiana;

35 WHEREAS, recommendations have been received from the
36 Committee on Finance and the Department of Economic Development
37 concerning said Resolution;

1 Page Two

2 WHEREAS, notice of the adoption and substance of said
3 Resolution has been published in accordance with I.C. 5-3-1 and
4 a public hearing has been conducted on said Resolution;

5 WHEREAS, if said Resolution involves an area that has
6 already been designated an allocation area under I.C. 36-7-14-39,
7 the Fort Wayne Redevelopment Commission has adopted a Resolution
8 approving the designation.

9 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
10 THE CITY OF FORT WAYNE, INDIANA:

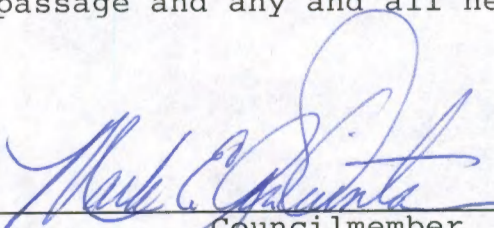
11 SECTION 1. That, the Resolution previously designating
12 the above described property an "Economic Revitalization Area" is
13 confirmed in all respects.

14 SECTION 2. That, the hereinabove described property is
15 hereby declared an "Economic Revitalization Area" pursuant to
16 I.C. 6-1.1-12.1, said designation to begin on the effective date
17 of this Resolution and continue for one (1) year. Said designation
18 shall terminate at the end of that one (1) year period.

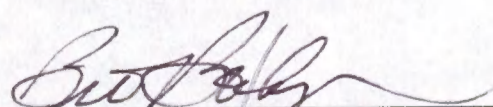
19 SECTION 3. That, said designation of the hereinabove
20 described property as an "Economic Revitalization Area" shall
21 only apply to a deduction of the assessed value of real estate.

22 SECTION 4. That it is the preliminary intent of Common
23 Council to recommend a six (6) year deduction from the assessed
24 value of the real property. However, pursuant to I.C. 6-1.1-12.1-
25 3(b), final determination of the length of the entitled deduction
26 will not be made by Common Council until receipt from the County
27 Auditor of the owner's application.

28 SECTION 5. That this Resolution shall be in full force
29 and effect from and after its passage and any and all necessary
30 approval by the Mayor.

31
32 
Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Missed (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 25th day of February, 19 86, at 7:00 o'clock P..M., E.S.

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 2-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-16-86 on the 25th day of February, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of February, 19 86, at the hour of 2:30 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of March, 19 86, at the hour of 2⁰⁰ o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

RECEIVED
DEC 23 1985
ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Hagerman Construction Corporation
2. Owner(s) Theodore F. Hagerman
3. Address of Owner(s) 510 West Washington Boulevard
P. O. Box 10690
Fort Wayne, IN 46853-0690
4. Telephone Number of Owner(s): (219) 424-1470
5. Relationship of Applicant to Owner(s) if any owner/
sole shareholder
6. Address of Applicant 510 West Washington Boulevard
P. O. Box 10690
Fort Wayne, IN 46853-0690
7. Telephone number of Applicant: (219) 424-1470
8. Address of Property Seeking Designation 3925 Dalman
Fort Wayne, Indiana 46809
9. Legal Description of Property Proposed for Designation
(may be attached) see attached survey.
10. Township Pleasant
11. Taxing District Fort Wayne-Pleasant

12. Current Zoning Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? vacant ground
- _____
- _____
- b. What Structure(s) (if any) are on the property? None
- _____
- b. What is the condition of this structure/these structures _____
15. Current Assessed Value of Real Estate _____
- a. Land \$6300.00 on 41.01 Acre Tract of which subject real estate is a part.
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$487.44 on 41.01 Acre Tract
17. Description of Proposed Improvements to the Real Estate _____
- 34,400 square foot industrial (manufacturing/warehousing) building with 32,000 square feet for manufacturing/warehousing and 2,400 square feet for offices.
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Early Spring 1986
- b. When is completion expected? September 1986
19. Cost of Project (not including land costs) approx. \$850,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

Actual number of jobs will depend upon occupant.

b. What is the nature of those jobs? industrial

c. Anticipated time frame for reaching employment level stated above?

see above

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Area has not developed as industrial, although
available to do so for many years. It needs this
development to encourage more development in the
future.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Will provide a new industrial site in the 30,000 to 40,000 square foot range desired by future industrial prospects to Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Industrial Revenue Bond through Lincoln National Bank and Trust Company of Fort Wayne (to close December, 1985).

I hereby certify that the information and representation on this Application are true and complete.

Randall J. Horst
Signature (s) of Owners
Secretary, Hagerman Construction
Corporation

December 23, 1985
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

CERTIFICATE OF SURVEY

OFFICE OF:

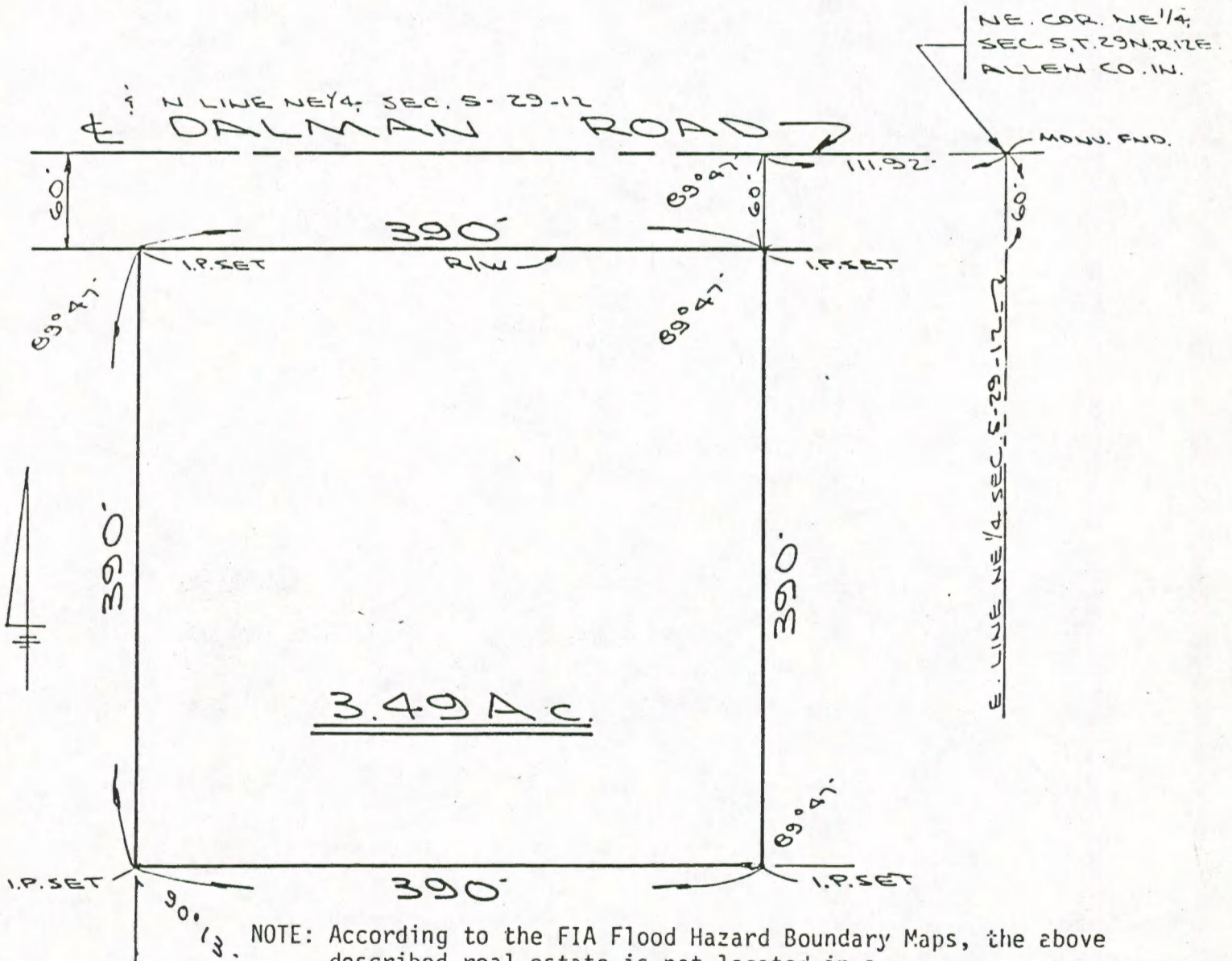
DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. 50193 INDIANA
GREGORY L. ROBERTS P.L.S. No. 50548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

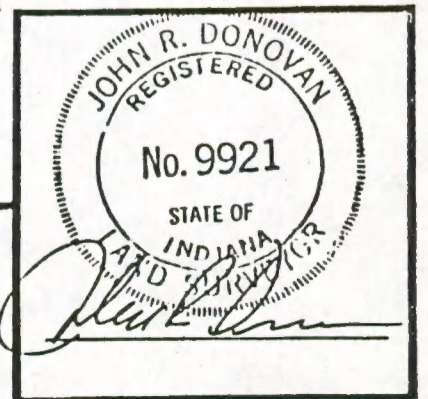
The description of the real estate is as follows, to wit: SEE ATTACHED SHEET!



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: HAGERMAN CONSTR. INC.

1"=100'
12-16-85



CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
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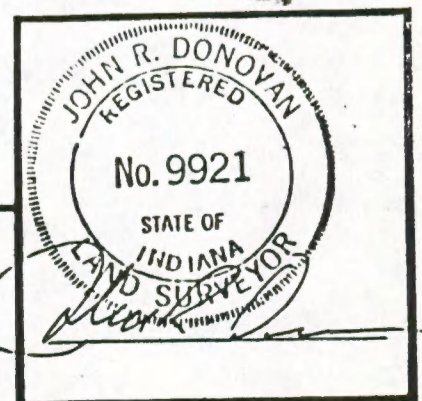
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana; thence West along the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance of 111.92 feet; thence South with a deflection angle to the left of 89 degr. 47 min. a distance of 60.0 feet to the point of beginning, said point being on the South right-of-way line of Dalman Road; thence West with a deflection angle to the right of 89 degr. 47 min. along said right-of-way line and parallel to the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance of 390.0 feet; thence South with a deflection angle to the left of 89 degr. 47 min. a distance of 390.0 feet; thence East with a deflection angle to the left of 90 degr. 13 min. and parallel to the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12 a distance of 390.0 feet; thence North with a deflection angle to the left of 89 degr. 47 min. a distance of 390.0 feet to the point of beginning, containing 3.49 acres.

JOB FOR: HAGERMAN CONSTR INC.

12-16-85



"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Hagerman Construction Corporation

Site Location: 3925 Dalman Road

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Spec Industrial Building

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 34,400 square foot speculative industrial building with 32,000 sq. ft. for manufacturing and 2,400 sq. ft. for offices.

Type of Tax Abatement: Real Property ^X Manufacturing Equipment

Estimated Project Cost: \$ 850,000.00 Permanent Jobs Created: Unknown

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments: This project is not located within one of the areas targeted by the City of Fort Wayne for development. However, the site is properly zoned and has ready access to city water & sewer system. Also, this is an industrial project which should create manufacturing jobs. Furthermore, the Fantus Company in the 1985 Overall Economic Development Program for Allen County states that lack of speculative industrial space could be a drawback to development

Staff F.S.
Date 2/14/84

Director Wend
Date 2.14.86



The City of Fort Wayne

February 12, 1986

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of February 15, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-86-02-02 & R-86-02-03
Bill No. R-86-02-04 & R-86-02-05
Bill No. R-86-02-06 & R-86-02-07
Bill No. R-86-02-08 & R-86-02-09

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-86-02-04 AND R-86-02-05)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986,
date
designating property at 3925 Dalman Road, Fort Wayne, IN (Hagerman Construction Corporation, Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 25, 1986, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

P.O. BOX 100

FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	lines,	1	columns wide equals	23	equivalent lines at	.300¢	\$	6.90
cents per line								
Additional charge for notices containing rule or tabular work (50 per cent of above amount)								
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra								
TOTAL AMOUNT OF CLAIM								\$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateFeb. 15, 1986

Drusilla Roose

TitleCLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 2/15/86

Subscribed and sworn to me before this 15th day of February 19 86

Anne M. Perkins
Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-04 AND R-86-02-05)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986 designating property at 3925 Dalman Road, Fort Wayne, IN (Hagerman Construction Corporation, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 25, 1986 at 7:00 P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

2--15

Fort Wayne Common Council

(Governmental Unit)
Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

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Total number of lines in notice

4

17

2

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cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra

1.00

TOTAL AMOUNT OF CLAIM

\$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb. 15, 19 86

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the
undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

2/15/86

Subscribed and sworn to me before this 15th day of February 19 86

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-04 AND R-86-02-05)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-86-02-05

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 3925 Dalman Road, Fort Wayne, Indiana. (Hagerman
Construction Corporation, Petitioner).

EFFECT OF PASSAGE Will provide a new industrial site in the 30,000 to
40,000 square foot range desired by future industrial prospects to
Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$850,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-05

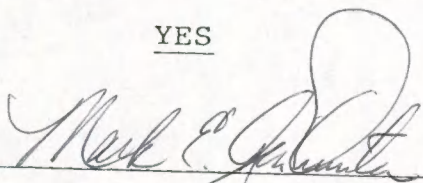
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3925 Dalman Road, Fort Wayne, Indiana
(Hagerman Construction Corporation, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) _____

YES

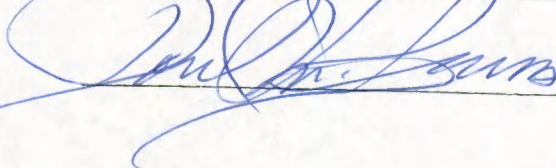
NO



MARK E. GiaQUINTA
CHAIRMAN



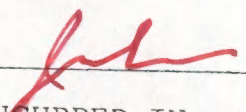
CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS

JANET G. BRADBURY

JAMES S. STIER


CONCURRED IN 2-25-86

SANDRA E. KENNEDY
CITY CLERK